

Q From your experience in the management of real estate would you say this property will increase in value over the next five years?

A I can see nothing that would increase the value of the property during the next five years.

Q I believe your appraisal shows a value of \$15,000.?

A It was appraised March 18, 1965, by Ned S. Zeiler and Edward Farnsworth for \$14,000..

Q And what is the assessed value?

A \$6,015..

Q Is that including the land and improvements?

A That is the land and improvements. The total assessments are \$6,015..

Q I hand you this sheet of paper? Would you tell the Court what it is?

A It is the appraisal of the real estate located at 305 West 5th Street, dated March 18, 1965, made by Ned S. Zeiler and Edward D. Farnsworth, both local realtors.

Court: Was this made at your request as Trustee and submitted to you?

A Yes, sir.

Rosenstock: Counsel has referred to the case of Revoc. Co. v. Thomas as being our opinion in controlling law.

Court: Well, let the record show that in connection with a decree in granting the prayer of the petition in this case /as to the sale of the property. See the Opinion in the case of Revoc Co. v. Thomas, 179 Md. 101 for the authority for implying the power of sale in the Trustee even though the Will filed in this proceeding does not specifically grant such power of sale. In the opinion of the Court the authority of the Court given to divide the property and to receive and invest the proceeds of the property forms the basis and implies the power of sale in the Trustee under the corpus of the estate.

Filed September 15, 1966